



The Station at Potomac Yard Grand Opening Ceremony

October 17, 2009

8:30 A.M.

2801 Jefferson Davis Highway



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Potomac Station, LP**

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Project Team

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Chief Adam Thiel
Laura Triggs
Gary Wagner

City of Alexandria (former)

Raka Choudhury
Art Dahlberg
Chief Gary Mesaris
Amy Tarce
Roderick Williams
Linda Florence

The Station at Potomac Yard Grand Opening Program of Events

8:00 a.m. City Council/Media Tour of The Station at Potomac Yard

8:30 a.m. Presentation of Colors

Alexandria Fire Department Honor Guard
Alexandria Pipes and Drums

Welcome

City Manager James K. Hartmann

Opening Remarks

Mayor William D. Euille

Steve Collins and Jon Lindgren, Project Managers, Potomac Yard
Development, LLC (PYD)

Catharine I. Pharis, Treasurer, Alexandria Housing Development
Corporation (AHDC)

Fire Chief Adam K. Thiel

Ceremonial Hose Uncoupling

As a fire service tradition, when a new station is opened a ceremonial hose uncoupling is performed in place of a conventional ribbon cutting. This signifies occupancy of the “house.”

The “Housing Ceremony”

Another tradition, dating back to the 19th century, is known as the “Housing Ceremony”. Before motorized fire trucks, firefighters with horse-drawn apparatus would unhitch the horse upon return to the fire house, and “push” apparatus back into the station to be ready for the next call.

Refreshments

Fire Station Kitchen

9:30 a.m. Tours of the Fire Rescue Station 209 and The Station

Guests should gather in the Community Room (entrance is on the Maskell Street side of building). Tours will be offered until 11:40 a.m.

Grand Opening Mementos

Participants are invited to take home a memento of the Grand Opening available in the Fire Station Day Room.

THE STATION AT POTOMAC YARD

The Station at Potomac Yard is a creative approach to meeting multiple community needs in the City of Alexandria, Virginia. Located on a former regional rail yard site, the project's innovative mixed-use design combines a fire station, 64 units of affordable and workforce rental housing and retail space and maximizes the use of land in a built environment. As such, the Station is a model of sustainable design and construction that could be easily replicated in other jurisdictions. The project was made possible through a successful public-private partnership among the City, Potomac Yard Development, LLC (PYD), a joint venture of national homebuilders, Pulte and Centex Corporations, and the Alexandria Housing Development Corporation (AHDC), a non-profit housing development entity.

The project was conceived when City planning staff realized that PYD's dense, urban design (which had already been vetted and approved through a public process) might hinder optimal emergency service response time. PYD executives suggested that, to keep their development proposal on track, PYD would be willing to donate land and \$6.6 million toward the cost of a new fire station. The City, which had not built a new fire station in 30 years, eagerly accepted the offer. In addition to accommodating modern firefighting vehicles and equipment (including HAZMAT and other emergency equipment acquired after 9/11), the station would comfortably house male and female staff over their 24-hour long shift. Then, recognizing that Alexandria had lost more than half of its affordable rental units over the past decade (the number declined from approximately 18,000 units in 2000 to around 8,500 by 2007), the City also opted to utilize the air rights over the station by developing a residential facility to meet the urgent need for new affordable housing. Adjacent to a future Town Center, The Station site is particularly desirable for residential development due to its location close to shopping, amenities, employment opportunities and multi-modal public transportation systems (including a bus/bus rapid transit line and a potential future metro station).

To minimize potential impacts of the fire station and the surrounding urban environment (Route 1 traffic, Reagan National airport) on the livability of the residential facility, substantial noise reduction technologies have been included in the building's design and construction. These design features include a double-ceiling system, a floating slab system between the fire station and the residential units, special roof sheathing under mechanical units, special four-fold doors for the firehouse that are less noisy to operate, special landscaping, and the layout of apartments away from the fire station bay area.

The project meets two green building certification standards: the ground level fire station has been designed to meet LEED "Silver" requirements, and the housing component conforms with EarthCraft program guidelines to enhance energy efficiency and yield maximum long term utility savings for residents. Among the design and

construction features, the exterior of the building features an extensive use of materials produced locally, as well as a high level of recycled content. The metal roof, which is designed to resemble tile, also has a solar-reflectance value, and the vinyl roof membrane in the mechanical wells includes recycled content as well as solar reflective qualities. Two strategies have been employed to optimize water efficiency in the building. A rooftop cistern will capture rainwater to irrigate the tree wells adjacent to the building and recycled water will be used to wash the fire trucks and apparatus. A vertical shaft runs from the bays to the rooftop, allowing diesel exhaust fumes to be drawn up through the shaft and away from apartment windows. Inside the station, concrete block walls and interior finishes also feature recycled content, and low-volatile organic compound carpet is used in the bunk areas. The building has a recycling area, bike storage, and reserved parking for low-emission, fuel-efficient vehicles. The below-grade parking eliminates the heat island effect that results from surface parking.

The four-story residential structure includes 12 one-bedroom, 49 two-bedroom, and 3 three-bedroom units, ranging in size from 700 to 1300 square feet. Forty-four units will serve households with incomes at or below 60% of the area median income. The remaining twenty units are designated for workforce housing, serving households with incomes up to (mathematical) 80% of the area median income. In response to the community's desire to provide housing for teachers, first responders, and others who serve the City, the workforce units have been widely marketed to City employees. Amenities for residents include individual washers and dryers, a community room with a business center, a second story rooftop terrace, open space and underground parking. Neighborhood-serving retail is planned for a space on the first floor. The overall Potomac Yard development, when completed, will include more than 1600 residences, 120,000+ feet of retail space, 1.9 million square feet of office space, 625 hotel rooms, and a 24 acre park.

In addition to PYD's donation of land and its contributions to the fire station (\$6.6 million) and to the housing facility (\$7.5 million), other funding for the \$34 million project includes \$8.6 million in tax credit equity, \$8.35 in loans from VHDA, with the balance coming as loans and grants from the City.

Construction of The Station at Potomac Yard began in January 2008 and the project was completed on August 31, 2009. The project has already won three prestigious awards: Outstanding Project (2007) from the National Capital Area Chapter of the American Planning Association, Excellence in Public Private Partnerships (2008) from the U.S. Conference of Mayors, and Fire Chief Magazine's Bronze Award (2009) for fire station design.



Project Partners



ACKNOWLEDGEMENTS AND APPRECIATION

As can be seen from the list of project partners, The Station at Potomac Yard represents the contributions of many individuals and firms from the public, private and nonprofit sectors. To those on the project team it seemed that with every challenge or opportunity that arose, just the right person would emerge with the perspective and skills necessary to maintain momentum and move the work forward.

In addition to City leadership and our project partners, we especially thank:

Potomac Yard Development Corporation, LLC (PYD) for its generosity and firm commitment to the City of Alexandria's vision;

The Potomac Yard Fire Station and Affordable Housing Task Force (Daniel R. Abramson, Andrew Hall, Mariella Posey, Kate Rollins, Patricia Schubert, Jim Schwartz, John Starcher and Melissa Watson), a citizen group that met throughout the summer of 2006 to review the project concept, provide feedback, and offer recommendations to City leadership regarding the development's merit;

The many City departments and agencies that participated to make the project a success, including the City Manager's Office, the City Attorney's Office, Building and Fire Code Administration, the Fire Department, General Services, Finance, Treasury, the Office of Historic Alexandria, the Office of Housing, the Legislative Director's Office, Planning and Zoning, Real Estate Assessments, Recreation, Parks & Cultural Activities; and Transportation & Environmental Services; and

Alexandria Housing Development Corporation (AHDC) and its Board of Directors, whose professional expertise were invaluable in developing and financing the project.

NOTE: Thanks to Jim Foley for providing the photographic images of Potomac Yard that are on display in the Community Room. A lifelong City resident, Jim worked at the Yard for many years, as did his father and grandfather. A permanent installation of photos and other materials to commemorate the site's history and people is planned for the future. In addition, markers will be designed for the Open Space area adjacent to the Fire Station to tell the story of Alexandria's fire service, past and present.

Event Sponsors

Platinum Level - \$2,500



Gold Level - \$1,000



Silver Level - \$500



Bronze Level - \$250

